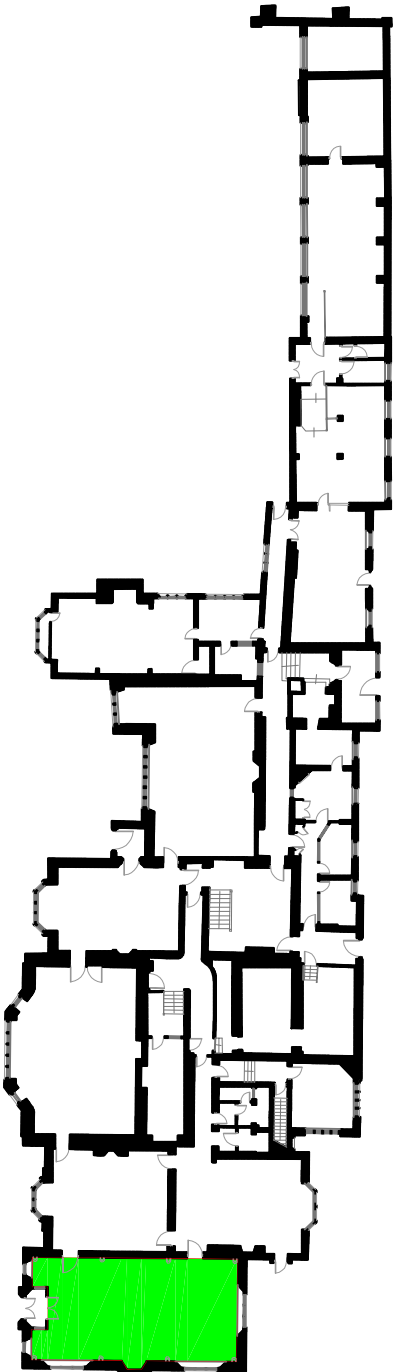


Wythenshawe Hall

Ground Floor Layout - Tenant Hall / Suite



P48- View of Tenant Hall / Suite A0/36



P49- View of Tenant Hall / Suite A0/36



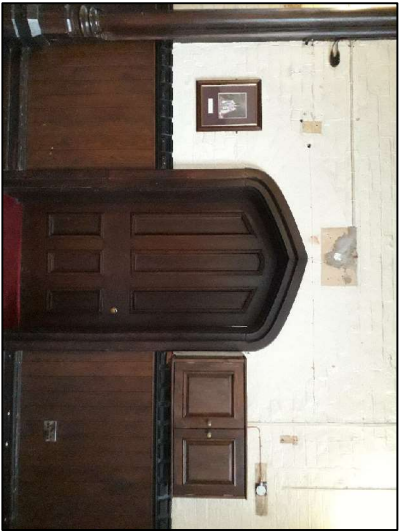
P50 - View of Tenant Hall / Suite A0/36. To plane the bottom of the door which is causing damage to the carpet area when opened and closed.



P51 - View of Tenant Hall / Suite A0/36. To carry out repairs to damaged section of carpet at threshold of doorway.



P52 - View of Tenant Hall / Suite A0/36. To remove flaking paint finish to section of brick wall to left hand side of doorway. To prepare surface prime / seal and repaint all brickwork to the hall.



P53 - View of Tenant Hall / Suite A0/36. To make good holes in brickwork following removal of redundant electrical equipment. To prepare wall surface and redecorate all painted brickwork.



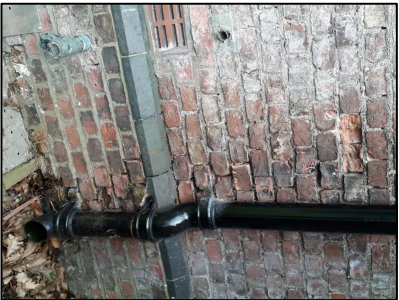
P54 - View of Tenant Hall / Suite A0/36. Timber T & G handling below dado rail has blown outwards due to damp penetration from historic defective external downspout. To refix 16No. loose vertical boards.



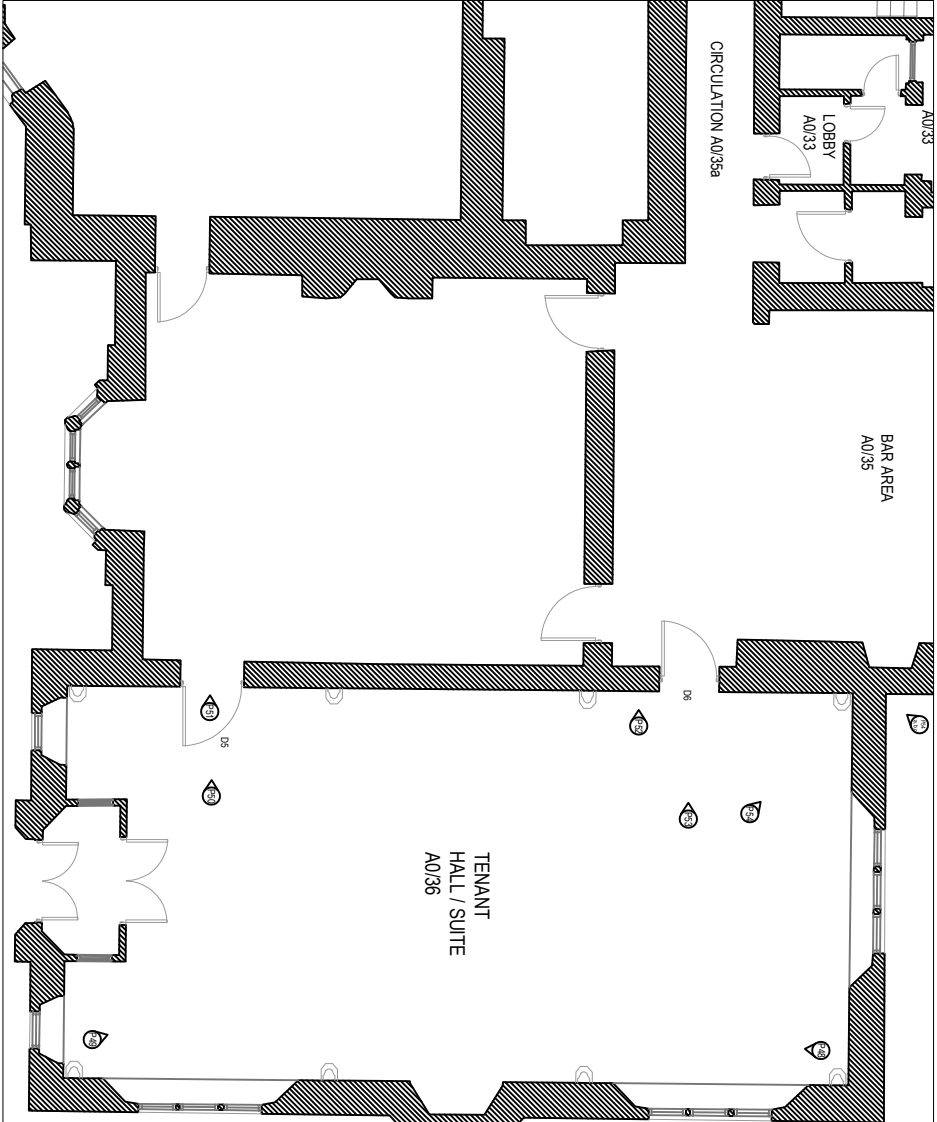
P54a - View of Tenant Hall / Suite A0/36. Rear Elevation gable end wall.



P54b - Rear Elevation gable end wall, defective brickwork joints to be repointed in a lime mortar.



P54c - Rear Elevation gable end wall, defective brickwork joints to be repointed in a lime mortar.



SPECIFICATION OF WORKS

WALLS

Redundant Holes - Following previous removal of redundant electrical fixtures above Door D6, to fill remaining holes in the brickwork ready for redecoration. Include for using a coarse lime putty mortar mixed 3/1 (sand : lime) ratio.

FLOORS

Threshold of Door D5 - Where damage has been caused to the section of carpet at the threshold of Door D5. Allow for appointing a specialist carpet repair company to assess the damage to the carpet and give recommendations for the best method of repair. See ID Risk Item.

DOORS

Adjustment to D5 - To ease and adjust Door D5 which is causing damage to the carpet at the threshold of the door. Allow for removing the door, reducing the bottom edge of the door and rehanging. Ensure the door opens freely and has secure closing.

DECORATION

Redecoration Works to Previously Painted Brick Walls in the Tenant Hall / Suite Area A0/36 - To carry out all necessary preparation works to remove flaking paint / friable surfaces. To fill in any holes / cracks with an appropriate filler. Seal new or bare surfaces with a tinned first coat of Absolute Matt Emulsion as manufactured by Little Greene Paint and Paper, all in accordance with manufacturers instructions. To apply 2No. finishing coats of Absolute Matt Emulsion to all painted brick wall surfaces within the hall.

Redecoration Works to Previously Painted Wooden Window Frames - To carry out all necessary preparation works to remove flaking paint / friable surfaces, flatten off any remaining edges with sandpaper. To fill in any holes / cracks with an appropriate filler, flatten off and remove all dust. To apply 1No. oil undercoat coat and 1No. coat of Traditional Oil Gloss, (linseed) to the windows as manufactured by Little Greene Paint and Paper, all in accordance with manufacturers instructions.

MISCELLANEOUS

Defective Vertical T & G Boarding - On the rear elevation gable end wall, there has been some damp penetration in the corner from a faulty external R.W.P. The dampness has caused some vertical T & G boarding below the dado rail to blow outwards. Allow for refixing 16No. vertical timber boards.

Defective Mortar Joints to Exterior Wall - On the rear elevation gable end solid wall, erosion has occurred of the mortar joints due to a historic defective R.W.P. The defective rainwater goods have since been replaced but the defective mortar joints require making good. Allow for repointing 150m2 of external brickwork in lime mortar.



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1:125
0 1m 2m 3m 4m 5m 10m



MANCHESTER
CITY COUNCIL

Capital Programmes
Division

Manchester City Council
70 Dea Street
Manchester
M6B 2JA

LISTED BUILDING

PROPERTY TITLE
Wythenshawe Hall,
Nethans Road, Wythenshawe,
Manchester M23 0AB

PROJECT TITLE
Wythenshawe Hall - Refurbishment Works

DRAWING TITLE
Ground Floor - Tenant Hall / Suite Area A0/36 - Proposed Works

ISS NO. DATE REV
LP14682 18/03/2021
SCALE AUTHOR CHECKED BY APPROVED BY
N.T.S. A. Johnson

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